



# Newsletter August 2016



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## BROADWAY THEATRE

There has been some recent publicity and controversy about what might happen to the Broadway Theatre. It is currently owned by local businessman, Rinaldo Fasulo, who, at the time of writing, is apparently considering conversion of the building into flats. As yet no planning application has been submitted to the Council but, rest assured, the Society will comment when appropriate. In the meantime the committee has discussed and approved the following statement which appeared in the Peterborough Telegraph.

*Peterborough Civic Society is very disappointed to read in the Peterborough Telegraph (July 14) that there are proposals to convert the Broadway theatre into apartments. The building was beautifully restored a decade ago at considerable expense to an admirably high standard. Whilst acknowledging that the city needs further housing, in particular high quality dwellings, the Society believes that every effort should be made to continue to utilise the building for entertainment purposes.*



*We therefore urge the City Council and Vivacity, along with the building's current owner, to investigate use of the building for the benefit of all Peterborians.*

*The Society will discuss the matter fully at its next committee meeting and will comment on any planning application submitted to the local authority.*

It is also our intention to meet with elected members of Peterborough City Council to discuss the Broadway Theatre in particular as well as the wider issues of other arts venues in the city and the future of local authority funding for the arts. In addition Barry Warne, a local resident, has organised a petition on Change.org which has so far attracted over 1,000 signatures and will be presented to the Council.

## GUILDHALL WALK



**Guildhall Walk** The weldmesh fencing/gate constructed by Barclays Bank across the Cathedral Square end of Guildhall Walk generated a huge amount of objection, including from our Society. We were pleased to see that officers made a recommendation of refusal when the application went to Planning Committee in June. Following strong representations from the Bank at the meeting and a quite remarkable level of sympathy shown towards them as opposed to the rights and needs of pedestrians and cyclists, the application (16/00482/FUL) was approved. A condition states that the gate shall be open between the hours of 8am and 6pm Mon-Sat and 9am to 5pm on Sundays and Bank Holidays. However the story

is not over. We argue that, whether under the Highways Act or other footpath legislation, an established right exists which must be respected and should allow unrestricted access. At the very least the hours of opening should extend to reflect the hours of use of a vibrant City Centre with numerous restaurants, evening events and festivals. We are in dialogue with City Council officers on the way forward.

## FLETTON QUAYS UPDATE

When the original outline planning application (15/01589/OUT) came in for the Fletton Quays (i.e. "South Bank") site last year the Society objected. But it was approved in December and since then there has been an impressive amount of activity to bring the scheme to reality.

To recap, although welcomed in principle, we felt that the scheme would not regenerate the area. As a mix of residential apartments, offices and a hotel, there was nothing to attract visitors other than views of the river and the Cathedral. No 'iconic' footbridge linking the site to the rest of the city centre; no meaningful renovation and re-use of the heritage railway buildings and Whitworth Mill. We felt the scheme was not good enough but the consent did impose conditions to address some of the concerns raised by us and others. Since then there has been a flurry of activity including, on the ground, the demolition of Aqua House.

### **Office block, renovation of railway engine sheds, multi-storey car park and access**

(16/00652/REM and 16/00653/LBC)

Developers have been named for two major phases of the development. Bride Hall Developments will construct the new Council offices and renovation of the engine shed for which permissions were granted in June 2016. Members of Civic Society plans group were shown plans in advance of the submission and were favourably impressed. Some comments on the entrance to the engine shed and incorporation or protection of features in this building were taken on board.

### **Access Road (16/01066/FUL)**

Although this follows the layout of the outline approval for the scheme we had serious concerns regarding the adequacy of the junction with London Road. The road width for traffic leaving the site appears to be inadequate in the length of lanes for both right and left turn vehicles at the traffic lights. Within the site the configuration of access points to the multi-storey car park means that residents leaving at morning peak will be delayed by office worker traffic entering. This may create long queues within the MS car park which is undesirable. Decision pending.



### **Public Realm, phasing, ecology, bird boxes, etc. (16/01204/DISCHG)**

Re the public realm, we said that the use of a palette of high quality materials tailored to suit the variety of urban spaces and circulation routes is commendable. The picking out of surface details and shapes to reflect the history of the site, such as railway turntable and rail tracks is good. The river edge 'promenade' consists of a wide area containing both soft landscape areas and hard edge to water. This is a welcome 'quayside' effect. We are pleased to see some form of quayside in Fletton Quays. The linking of the numerous larger spaces, the civic plazas and the promenade, with streets is well considered and the variety created by the detailing of 'Green' and 'Blue' streets is thoughtfully done. These spaces provide framed views of the south elevation of the Cathedral and are important in giving character to the whole development. The choice of tree species at the riverside end of these spaces must be carefully selected to avoid blocking sight of the Cathedral. Some of the existing mature willows may need to be removed to further improve views. It is considered that in this part of the scheme emphasis should be given to creating a lively and distinctive urban quayside character. Continuing maintenance of these public spaces and private communal area will be essential and a planning condition or agreement secured. No provision for the future installation of a footpath link under Town Bridge at the riverside or the footbridge over the Nene in the centre of the site have been shown but there appears to be nothing which would make either of these vital pieces of infrastructure difficult to achieve.

### **Residential blocks (16/01314/REM)**

This is a complex reserved matters application, registered in July, showing details of the four residential blocks containing 280 apartments and retail/leisure units with undercroft car parking, on which comments are currently being prepared by the Society's Plans Group.

We were shown the plans in advance of the application and the design had improved on the outline illustrations. The four blocks were within the height and footprint parameters and the seven-storey block at the western end was slightly lower.

Kem Mehmed

## PLANNING APPLICATIONS

The following is a selection of the cases your Plans Groups have looked at since your last newsletter and decisions made on applications where we submitted comments previously. The reference numbers are given so that you can examine the plans if you wish on the City Council's web-site, [http://www.peterborough.gov.uk/planning\\_and\\_building.aspx](http://www.peterborough.gov.uk/planning_and_building.aspx) and by clicking on the Planning and Building Online Register.

### **Queensgate rooftop extension for Cinema and food hall (15/01013/FUL and 16/00252/FUL)**

We reported on the competitive position of Queensgate and the prospective developers of North Westgate in the April Newsletter. The City Council's approval of both developers' schemes was followed by an application by the North Westgate developer for Judicial Review of the Council's decision to approve the Queensgate one. Whilst waiting for the legal processes to take their course a second application was made by Queensgate, virtually a duplicate of the earlier one but for inclusion of material addressing its implications for the regeneration of North Westgate.

**Outcome.** The judicial review was unsuccessful and the City Council approved the second Queensgate application (16/00252/FUL) on 29<sup>th</sup> July. Your society will press the City Council and the owners of the North Westgate land to formulate a new scheme for this prime City Centre site which has been vacant and unsightly for so long.

### **Residential development (80 houses - outline) Uffington Road Barnack (15/01840/OUT)**

This major application for development outside the village envelope line was reported in our last newsletter.

**Current situation:** Application refused at Planning committee in March. An appeal has been lodged and will be the subject of a Public Inquiry (date to be decided)

### **30-bed student accommodation block at Brassey Close (16/00260/FUL)**

This was a resubmission of an earlier scheme to which the Society objected on grounds of overdevelopment, inadequate provision for external facilities and adverse effect on the New England cottages Conservation Area. Whilst some of our concerns had been addressed the main points on objection remained.

**Outcome:** Application refused on grounds of overdevelopment, lack of amenity space, overbearing impact on the GN Cottages, inadequate access and parking and the impact on trees. An appeal has been lodged.

### **Single dwelling at Westhawe, Bretton (16/00270/OUT)**

Westhawe is a mature scheme of individually designed 'self-build' houses promoted by Peterborough Development Corporation on plots of sufficient size to give the street a distinctive quality character. We considered the subdivision of a plot to be out of character with this setting, overdevelopment in this context and would set an undesirable precedent.

**Current situation:** Application refused as out of character with the area, adverse impact on neighbours and proximity of woodland. Appeal lodged in June; outcome awaited.

### **Anaerobic Digester Plant adj. Horsey Toll Farm, Whittlesey Rd. Stanground (16/00080/MMFUL)**

The Civic Society did not object to this. We considered the impact on the landscape and Horsey Toll Fort Scheduled Ancient Monument. Regarding the latter, the development is located to the north of the crane construction company which is prominent in views from the A605 and the fort. The proposed buildings are only slightly higher than the neighbouring structures and will have minimal impact. There are important, but distant views of the Cathedral from the A605 from Kings' Dyke Bridge as far as a point opposite the Fort. The Cathedral view is screened by houses, trees and hedges for much of this route and the proposed development does not interfere these glimpsed sights of the Cathedral. Visually, the proposal has moderate impact and is considered acceptable.

**Decision awaited**

### **Alterations to Façade, Midgate House (16/01182/FUL)**

We had no objection to the proposed new entrance feature but urged the retention of the existing clock and its incorporation alongside the Midgate sign. Clocks in the public realm are a valuable component in the urban scene contributing to the unique quality of Peterborough. **Decision awaited**

### **House at 27 Church St Northborough (16/01287/FUL)**

Comment; Oppose- the proposed dwelling will seriously affect the setting of No 27, a Listed Building, and the Northborough Conservation Area. **Decision awaited**

## SPEAKERS' PROGRAMME: September 2016 – April 2017

Here is our autumn/winter programme drawn up by our speaker organiser Jeremy Roberts.  
Be sure to put the dates in your diary NOW!  
All meetings are at 7.30pm at St Mark's Hall, Lincoln Road PE1 2SN.

12 <sup>th</sup> September 2016	<b>Simon Machen</b> Director of Growth and Regeneration Peterborough City Council	<b>Recent developments in Peterborough</b>  Simon is lead City Council officer in the Peterborough Investment Partnership, a Joint Venture between PCC and Lucent Strategic Land Partnership which is moving development forward apace at Fletton Quays. He has also overseen the programme of upgrading our core city centre streets and addressed the budgetary cuts which have triggered some innovative working in the planning service.
10 <sup>th</sup> October 2016	<b>Stuart Orme</b> Head of Operations, Peterborough Cathedral	<b>Annual General Meeting followed by: Preparations for the 900<sup>th</sup> Anniversary of Peterborough Cathedral in 2018</b>  Stuart hardly needs an introduction. His recent transfer from Vivacity to the Cathedral keeps his encyclopaedic knowledge of the Peterborough's history, his imaginative talents and organisational skills in the city and focussed on our finest built asset.
14 <sup>th</sup> November 2016	<b>David Bond</b> Rev David Bond is a lecturer and Hon Assistant Priest at All Saints Church, Stamford.	<b>Church Towers in the landscape</b>  David is a popular local lecturer. His subjects include the evolution of maps, and writers influenced strongly by landscape. This talk is a précis of a new course he is delivering at City College this year, inspired, no doubt, by the legendary spires and towers of the Nene Valley.
12 <sup>th</sup> December 2016	<b>Sue Knight</b> Local Holme resident and historian	<b>Holmewood Hall - its History and Surroundings</b>  This grand Victorian country house in Holme, once close to Whittlesey Mere is now a conference and event venue. But the site has a fascinating history from the 17 <sup>th</sup> Century through to WW2.
9 <sup>th</sup> January 2017	<b>Paul Chamberlain</b> Author and Historian of the Napoleonic era.	<b>The Napoleonic Prison of War camp at Norman Cross</b>  Paul is an authority on prisoners of war in the period 1793-1815 and was heavily involved in the eagle restoration at Norman Cross and the Time Team dig there. He will remind us of the basic facts about the site and share the research he has carried out on the lives of individual prisoners for his next book.
13 <sup>th</sup> February 2017	<b>David Crawford White.</b> Oxford Archaeology East	<b>The Romans of Fane Road Peterborough</b>  During 2014 a dig at Fane Road with community involvement shed new light on the Roman occupation of the Peterborough area.
13 <sup>th</sup> March 2017	<b>Philip Parker</b> Environmental consultant	<b>The Natural History of the Whittlesey Brick Pits</b>  Philip manages Kings Dyke Nature Reserve and has an in depth knowledge of The brick-pits, from their Jurassic fauna to their current wildlife value.
10 <sup>th</sup> April 2017	<b>David Reeve</b> Former head of Norfolk police Royalty Protection Squad	<b>Recollections from protecting our Royals at Sandringham</b>